



**THE CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT**

Date Of Notice: **April 1, 2003**

**REVISED PUBLIC NOTICE OF A  
PROPOSED MITIGATED NEGATIVE DECLARATION**

A draft Mitigated Negative Declaration has been prepared by the City of San Diego Land Development Review Division for the project listed below. Written comments regarding the adequacy of this draft Mitigated Negative Declaration must be received by the Land Development Review Division at the address below by **April 30, 2003**. This notice was/will be published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **April 1, 2003**.

Project No. 3339

**SUBJECT:** River Estates. COMMUNITY PLAN AMENDMENT / REZONE / TENTATIVE MAP / SITE DEVELOPMENT PERMIT and LOT LINE ADJUSTMENT for an amendment to the Otay Mesa-Nestor Community Plan to redesignate the site from Park to Medium Density Residential and to rezone the site from RS-1-7 to RM-2-4 to allow for the demolition of an existing one-story single-family residence; construction of 50 condominiums within six, three-story buildings; an 80-space surface parking lot; and associated site improvements on a proposed lot line adjusted 113,333 square-foot lot. The proposed project site and adjacent lot, which are proposed to be adjusted by adding 1,116 square-feet to the subject site through a lot line adjustment, are located at 1194 Hollister Street, between Flower Avenue and Sunburst Lane, and at 1130 Nestor Way, in the Otay Mesa-Nestor Community Planning Area (A portion of Parcel 1 of Parcel Map No. 9753; and Parcel 2 of a portion of Lot 9 of Nestor, lying east of the west line of Lot 7, produced southerly to the south line of Lot 9). Applicant: Otto Roppel.

COMMUNITY PLAN AREA: Otay Mesa-Nestor

COUNCIL DISTRICT: 8 (Inzunza)

This recommended finding that the project will not have a significant effect on the environment is based on an Environmental Initial Study conducted by the City and project revisions/conditions which now mitigate potentially significant environmental impacts in the following areas: paleontological resources, historical resources (archaeology), and water quality. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101.

To request the draft Mitigated Negative Declaration, Initial Study and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). For environmental review information, contact Jerry Jakubauskas at (619) 446-5389. For information regarding public meetings/hearings on this project, contact Sandra Teasley at (619) 446-5271. A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

Cathy Cibit, Environmental Review Manager (Acting)  
Development Services Department